

SECTION 1: That Title 12 Subdivision Regulations, Chapter 3 Subdivisions, of the City of Hayden shall be, and same is, amended to read as follows:

12-3-4 PROCEDURES:

A. Subdivision Plan Standards: Every subdivision plan shall consist of one or more maps, prepared by an engineer or surveyor licensed in the state of Idaho and drawn to a scale that is reasonable and legible with written data which considered together, they shall fully and clearly disclose the following information:

1. The name of the proposed subdivision;
2. The legal description of the land contained within the subdivision;
3. The names, mailing addresses, telephone numbers, fax numbers and e-mail addresses of the applicant and all persons, firms and corporations holding interests in said land;
4. Proof of ownership and consent from all property owners and lienholders granting authorization to subdivide the property and the name and contact information of the authorized agent;
5. A list, prepared by a title company licensed to do business in the state of Idaho, of the names and mailing addresses of all property owners whose property is within or adjacent to the area bounded by lines three hundred feet (300') from the external boundary of the entire proposal area. Such list shall be provided on self-adhesive labels in the number of copies necessary for the hearing(s) scheduled. Said list shall be accompanied by a date stamped tax map prepared by Kootenai County;
6. The name, a mailing address, telephone number, fax number, and e-mail address of the Idaho licensed engineer that prepared the plan;
7. The location of the boundary lines of the proposed subdivision in relation to section, quarter section and quarter-quarter section lines and any adjacent corporate boundaries of the city which are part of the legal description of the property;
8. The boundaries and dimensions of all blocks and lots within the proposed subdivision together with the numbers proposed to be assigned each block and lot; A lot utilized for open space, placement of utility infrastructure such as a lift station, and the like shall be titled a "tract".
9. A data table showing the number of lots, the smallest, largest and average lot area within the proposal site, the total acreage of the entire proposal area, and the density in lots per acre;
10. A statement of proposed provisions for irrigation/domestic water supplies and sewage disposal. This shall be accompanied by will-serve letters (dated ~~no later than~~within 30 days ~~prior of to~~ the application submittal date from the purveyor) and the Idaho department of environmental quality approved facility plan, if applicable;
11. A sketch map of the general vicinity in which the land proposed for subdivision lies prepared at a scale of not more than four hundred feet (400') to the inch. The vicinity map shall show all adjacent lots and shall show how the streets and alleys in the proposed subdivision connect with existing and proposed streets and alleys in neighboring subdivisions and unplatted property;

12. Any existing or proposed easements and right of way dedications, easements to be labeled with the name of the recipient and purpose of the easement;

13. All existing and proposed streets. Show plan, profile and cross sections along with street names (existing and proposed);

14. All adjacent streets. Show existing right of way width, and the location of centerline, swales, curbs and sidewalks, and trees;

15. Show location of existing structures such as septic tanks, drainfields, underground storage, wells, houses and outbuildings with notes to indicate if they will remain or be removed along with setbacks from proposed lot lines and streets. Additionally, show the location of any natural features such as wooded areas, streams, drainageways, flood hazard areas identified on the flood insurance rate map, rock outcroppings, or other sensitive, hazardous, or difficult to develop areas;

16. Location, dimensions and area of all ~~parcels tracts~~ of land to be set aside for parks, open space, or other public use or for the use of property owners in the proposed subdivision. Include information on park amenities and uses demonstrating compliance with the city's park plan, annexation agreements, development agreements and the like;

17. Provide a graphic and narrative depicting and explaining development phases, or stages, if the project will be done over several years;

18. Provide preliminary construction plans (typically 50 - 70 percent design unless otherwise approved by the City engineer) for the subdivision demonstrating constructability and functionality which shall include:

a. Proposed utility infrastructure plan indicating locations, sizes and approximate centerline grades;

b. General grading plan showing existing and proposed topography, identifying areas of cut and fill of over two feet (2') along with existing and proposed all surface water flow patterns. Conceptual stormwater management plans for all proposed subdivision infrastructure shall be provided;

c. Pedestrian and bicycle circulation plans;

d. A general right of way landscape plan;

e. Proposed mailbox locations;

f. Traffic studies;

g. Snow storage and removal plan;

h. Geotechnical or similar study, if required by the city engineer.

SECTION 2: That Title 12 Subdivision Regulations, Chapter 5 Minor Subdivisions, of the City of Hayden shall be, and same is, amended to read as follows:

12-5-1: APPLICABILITY:

The division of ~~a tract of land or a lot~~ land that is five acres or less in size, ~~or a division of a tract or lot into six or fewer~~ into contiguous lots, ~~parcels, or~~ tracts, or sites, including divisions made for condominium purposes, shall meet the criteria outlined in this section. This includes those divisions made for condominium purposes. If any one of the following criteria is not met, the developer must file a subdivision as outlined in this title. A minor subdivision shall be subject to all development improvement standards established by this title. The proposed minor subdivision and all of the proposed development shall meet the following criteria:

A. Comply with all minimum standards and requirements of the zoning ordinance, and no zone change is required.

B. All lots shall have access onto an existing public street or an approved private street. Dedication of additional right of way for future improvements may be required as a condition of approval.

In addition:

Discuss if Planning and Zoning Commission desires a future workshop discussion regarding self-storage in a Mixed Use Business Park